

114.0

0004

0013.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
837,200 / 837,200
837,200 / 837,200
837,200 / 837,200
Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-------------------------|
| 250 | | MOUNTAIN AVE, ARLINGTON |

OWNERSHIP

Unit #: _____

| | |
|----------------------|--|
| Owner 1: HILT MARY L | |
| Owner 2: | |
| Owner 3: | |

Street 1: 250 MOUNTAIN AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02474 Type: _____

PREVIOUS OWNER

Owner 1: HILT MARY L -

Owner 2: AUSTILL RANDOLPH A -

Street 1: 250 MOUNTAIN AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .196 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Vinyl Exterior and 2076 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 8553 | Sq. Ft. | Site | | | 0 | 70. | 0.795 | | | | | | | | | | 473,616 | | | | | | 473,600 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 8553.000 | 363,600 | | 473,600 | 837,200 | | 73084 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 08/23/18 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 363,600 | 0 | 8,553. | 473,600 | 837,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 352,100 | 0 | 8,553. | 473,600 | 825,700 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 352,100 | 0 | 8,553. | 473,600 | 825,700 | | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 280,000 | 0 | 8,553. | 480,400 | 760,400 | | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 296,500 | 500 | 8,553. | 358,600 | 655,600 | | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 296,500 | 500 | 8,553. | 324,800 | 621,800 | | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 296,500 | 500 | 8,553. | 311,200 | 608,200 | | Year End | 1/4/2016 |
| 2015 | 101 | FV | 288,900 | 500 | 8,553. | 263,900 | 553,300 | | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-------|
| HILT MARY L, | 61027-390 | | 1/23/2013 | Estate/Div | | 1 | No | No | |
| MACDONALD WILLI | 28826-482 | | 7/13/1998 | | 319,300 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name |
|-----------|--------|---------|--------|-----|------------|----------|------------|-----------|-----------|--------------|-----|-----------|
| 7/10/1995 | 381 | | 2,000 | | | | | 12X24 WDK | 8/23/2018 | MEAS&NOTICE | BS | Barbara S |
| | | | | | | | | | 3/28/2009 | Meas/Inspect | 201 | PATRIOT |
| | | | | | | | | | 11/6/2000 | Hearing N/C | | |
| | | | | | | | | | 2/7/2000 | Meas/Inspect | 197 | PATRIOT |
| | | | | | | | | | 5/1/1990 | | PM | Peter M |

Sign: _____ VERIFICATION OF VISIT NOT DATA _____

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-----------------|-------|-----|------------------------------------|-----------------|--------|-----|--|------------|--------|----------|----------------------|------|-------|------------|---------------|--------------|----|---|--|--|--|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | | | | |
| Type: 6 - Colonial | | | | Full Bath: 1 | Rating: Average | | | OF=SINK IN BATH. | | | | | | | | | | | | | | | | | | | |
| Sty Ht: 2 - 2 Story | | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: Average | | | | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: | % | | | OthrFix: 1 | Rating: Average | | | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Average | | | 1st Res Grid Desc: Line 1 # Units: 1 | | | | | | | | | | | | | | | | | | | |
| Color: WHITE | | | | A Kits: | Rating: | | | Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Average | | | Other | | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | | | | | | | | | |
| Grade: C+ - Average (+) | | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | | | | | | | | | | | |
| Year Blt: 1958 | Eff Yr Blt: | | | Location: | | | | Lvl 1 | | | | | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | Lower | | | | | | | | | | | | | | | | | | | |
| Jurisdict: | Fact: . | | | Floor: | | | | Totals | RMS: 6 | BRs: 2 | Baths: 1 | HB: 1 | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | Interior: | 1 | 6 | 2 | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AG - Avg-Good | 26. % | | | Additions: | | | | | | | | | | | | | | | | | | | |
| Prim Int Wal 1 - Drywall | | | | Functional: | | % | | Kitchen: | | | | | | | | | | | | | | | | | | | |
| Sec Int Wall: | % | | | Economic: | | % | | Baths: | | | | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | Plumbing: | | | | | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | | Electric: | | | | | | | | | | | | | | | | | | | |
| Sec Floors: | % | | | Total: | 26.4 % | | | Heating: | | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 4 - Carpet | | | | General: | | | | Totals | 1 | 6 | 2 | | | | | | | | | | | | | | | | |
| Subfloor: | | | | CALC SUMMARY | | | | COMPARABLE SALES | | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Basic \$ / SQ: 130.00 | | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Size Adj.: 1.32654643 | | | | | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Const Adj.: 1.00999999 | | | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Adj \$ / SQ: 174.176 | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Other Features: 77000 | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | Grade Factor: 1.10 | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | NBHD Mod: | | | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | WtAv\$/SQ: 1.00 | | | | | | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Adj Total: 493960 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Depreciation: 130405 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Deprecated Total: 363555 | | | | | | | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 114.0-0004-0013.0 | | | | | | | | | | | | IMAGE | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | | | | |
| 2 | Frame Shed | D | Y | 1 | 10X12 | A | AV | 2008 | 0.00 | T | 8.8 | 101 | | | | | | | | | | | | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | | | | | Total: | | | | AssessPro Patriot Properties, Inc | | | | | | | |